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The McKinley Herald

SUPPLEMENT

VOL. IV, No 1. BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES. MARCH, 1908.

VIEW FROM THE GROVE HOUSE LOOKING NORTH AND NORTHEAST. (The Building at the Left is the Company's Office.)

THE MANIGUA ORANGE GROVES IN FEBRUARY, 1908

REPORT OF THE ANNUAL INSPECTOR

At the election held last November the Bondholders chose by a large majority Mr. Alfred T. Baxter of Brooklyn to visit McKinley and bring back to those in the North a report on the condition of the Manigua Orange Grove as he found it. Mr. Baxter is not a man to always follow beaten tracks and so, instead of sailing from New York direct to Havana, he took a steamer to Jacksonville, with a couple of friends who wanted to see McKinley, then went by rail down the east coast of Florida, stopping on the way to visit some of the orange groves of that State, and then proceeded to Havana and the Isle of Pines. The return trip was made by way of Tampa, on the west coast of Florida, thence across the State and northward to take the steamer again at Jacksonville.

Mr. Baxter had been at McKinley two years before and so was able to appreciate the progress that had been made since his first visit, both at McKinley and also in the way of public improvements for the benefit of the Isle of Pines in general.

Another way in which he departed from the beaten track was in calling upon the Bondholders living at McKinley, who had seen the progress of the Grove week by week for the past year, and many of them for the past three years, to endorse his report so that his testimony would be supported by theirs. This endorsement was given by vote of the McKinley Fruit Growers' Association, composed of the resident Bondholders, at a meeting held on March 5th.

The views at the head and foot of this page show the Orange Grove as Mr. Baxter saw it while making his inspection. An idea of its great extent can be gathered by following the rows of trees into the background of the pictures, where the distance makes them look like lines of dots. Some of the trees seen on the left in the upper picture had been planted only a few weeks, others had a two years' growth, but whether old or young they were thrifty and vigorous and many were in bloom for the second time. No grove or orchard is ever planted in which every tree thrives, but it will be noted that our percentage of trees to be replaced is very small, and they will be replaced during the present planting season.

VIEW FROM THE GROVE HOUSE LOOKING EAST AND SOUTHEAST. (The Building at the Right is the Superintendent's Cottage. It is in the Center of the Grove.)

A Supplement to the Herald.

In order to place the report of the Inspector in the hands of the Bondholders as promptly as possible, we are printing it without waiting for an issue of the McKinley Herald, which is our usual medium of communication with our customers. We are putting it into the form of a supplement to the Herald and publishing with it some of the interesting matter that is always at hand in sufficient quantity to more than fill our pages.

Report of Mr. Baxter.

March 5, 1908.

To the Bondholders, Manigua Orange and Grapefruit Groves, McKinley, Isle of Pines, W. I.:

I left New York February 8th by way of the Clyde Line steamers to Jacksonville, then down the east coast of Florida by rail, stopping over at Daytona, West Palm Beach and Miami, and to Knight's Key, from there to Havana by steamer.

Those coming to the island will find this trip a delightful and instructive one, enabling them to see the soil and other conditions of Florida; the additional cost is but $5.50 on a round trip ticket.

Public Improvements.

Arriving at Nueva Gerona on the morning of the 20th, where the carriage was in waiting, we had time enough to notice the improvements that had taken place there during the last two years, both in building and the roads. The Government is now working on new direct roads to McKinley which are being pushed, and which will reduce the distance to the townsite considerably.

Entering the East McKinley tract, we at once became aware of the American enterprise, clearings and houses appearing en route; crossing the bridge to McKinley one's eye beholds the fine grove of royal palms all cleared of undergrowth, preparatory to building President Otis' new concrete house. Here we turn south on our way to the Grove House.

Excellent Development of the Grove.

As we enter the grove, one is delighted with the view presented. Five hundred acres of what was a dense forest has been cleared and in its place we find 400 acres of young orange and grapefruit trees, ten acres with holes dug for planting, twenty acres staked out for digging and planting, and I am informed the entire tract will be planted before May 1st, 1908. Two years ago, when I was on the island, there were about sixty acres planted and 300 cleared in part.

I have walked over the grove in every direction and find the trees are in good condition, most of them putting on new growth and giving every indication of excellent development; the percentage of dead and poor ones being very small, I believe the thousand extra trees ordered by the company will replace them all.

It certainly did afford me pleasure to note the way most of the grove was progressing and the evidence that the trees were doing well in every kind of soil, ranging from the dark, black loam to the red gravel and sand, proving that the entire tract will produce citrus fruit.

Certainly this is a wonderful enterprise and no one can appreciate the vastness unless he has gone over it; now that it is becoming an assured success, we should all appreciate the vast amount of labor that has been expended upon it.

The water-sprouts are being removed and some cultivation is being done; more will follow just as soon as the planting is completed.

Port McKinley Assured.

I am informed by President Otis that the Government has agreed to dredge the mouth of our river and that Port McKinley is positively assured.

Good Work by Settlers.

I must not fail to mention the settlers that have opened up and improved their tracts, of whom I hope to add a tabulated list of their clearing and planting. These men and women have done much by their courage in developing their tracts to encourage the entire enterprise. I have talked with and visited quite a few of them and I believe they all have the same faith in McKinley that your inspector has.

The Bondholder that desires to see McKinley what we have pictured it, should do all in his power to contribute to the advancement of the tract and at all times speak the faith that is within him to the world.

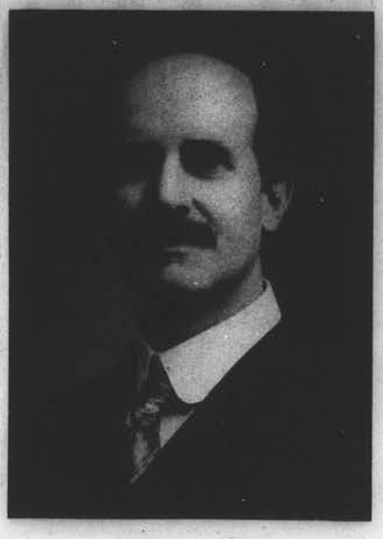
Yours respectfully,

A. T. Baxter

Endorsement by Resolution of the McKinley Fruit Growers' Association.

March 5, 1908.

Moved and seconded that the Association endorse the inspector's report for this year as read by Mr. Baxter, the inspector. Carried.



ALFRED T. BAXTER
Third Annual Inspector

Over 1,200 Bonds Delivered

Up to March 20th, the Tropical Development Company had delivered 1,234 of its Profit Sharing Gold Bonds to purchasers who had paid in full for them. This is nearly one-fourth of the whole issue. Every bond is numbered, the numbers running from 1 to 5,000, and the following certificate appears on the back of each one:

"This bond is one of the series denominated Profit Sharing Gold Bonds described in the within mentioned Deed of Trust and Trust Agreement"

(Signed) THE FIDELITY TRUST COMPANY, Trustee,
By George V. Forman, President.

If the Tropical Development Company had any desire to over-issue its bonds, the above certificate would prevent it. This is an absolute guarantee that not more than 5,000 bonds shall be issued on the Manigua orange groves, or ten for each acre, so that each purchaser of a single bond knows that he owns a share in this great property, which cannot be reduced by any process of "watering" or extension, and that he will receive his proper part in the returns from the crops and from the sale of the groves in 1914.

On the back of the bond also are spaces for date of registry, name of purchaser and the signature of the Fidelity Trust Company, by its secretary, as registrar, which are filled in before the bond is issued. This makes it a Registered Bond, like one of the kinds issued by the United States Government, and protects the purchaser in case the document should be lost or destroyed.

The remainder of the issue of bonds is under contract of sale, except for a few hundred that can still be had by new purchasers, and the payments are in all stages of completeness. Since the first hundred acres planted in the groves will soon be yielding some fruit, it is perhaps not too soon to explainhow the returns from the crops will be divided. Bondholders will be entitled to a share for each bond that they have paid for in full, and holders of contracts will be entitled to shares in a proportion to be computed as follows: In making the division, each full paid bond will be considered as worth $100, no matter what the holder paid for it, and entitled to one full share. The holder of a contract for one bond, who has paid $40 on his contract, will be entitled to four-tenths of a share; if he has paid $60, six-tenths of a share; and in the same proportion for anything less than full payment. It will thus be seen that full-paid bonds will share in the division in a much larger proportion than contracts, so it will be to the advantage of every purchaser to get his bonds fully paid for before the first crop of fruit is marketed.

Frederik A. Fernald, *Treasurer.*

Deeds Issued to Bondholders

Early in December, but not in time to get the list into our sixteen-page December Herald, thirty-one deeds were received from the Registrar's office in the Isle of Pines, and since then fourteen more have been received. The list follows:

East McKinley.

No. 114—Miss Elizabeth A. Van Ness and Mrs. Mary E. Brown, 886 East 43d street, Los Angeles, Cal. Tract No. 298, 10 acres.

" 115—John William Clark, Jr., McKinley, Isle of Pines. Tract No. 151, 6.2 acres.

" 116—Isaac S. Lanning, Cuba, N. Y. Southwestern 5 acres of Tract No. 93.

No. 117—Mrs. Henrietta Goldthwaite, McKinley, Isle of Pines. Tract No. 128, 11.9 acres.

" 118—Frank E. Mosher, 127 West Eleventh street, Erie, Pa. Tracts Nos. 286 and 287, 20 acres.

" 119—Edward A. Hughson, 2125 St. Clair avenue, Cleveland, O. Tract No. 139, 10 acres.

" 120—Mrs. Anna M. Christman, 3236 West Ninety-second street, Cleveland, O. Tracts Nos. 204, 205 and 206, 26.1 acres.

" 121—Arthur O. Parkison, Mansfield, O. Tract No. 127, 10 acres.

" 122—William H. C. Towler, 458 The Arcade, Cleveland, O. Tracts Nos. 111 and 112, 18.8 acres.

No. 123—Charles F. Davis, care Upson Nut Co., Cleveland, O. Tract No. 242, 10 acres.

" 124—Miss Eva M. Heter, 253 West Main street, Bellevue, O. Tract No. 140, 10 acres.

" 125—Walter W. Sawdy, 2720 Holland street, Erie, Pa. Tract No. 320, 10 acres.

" 126—Irvin J. Heter, 253 West Main street, Bellevue, O. Tract No. 144, 10 acres.

" 127—John Booth, 2292 East 87th street, Cleveland, O. Tracts Nos. 99, 100 and 105, 28.7 acres.

" 128—Lewis S. Whiting, Mansfield, O. Tract No. 126, 10 acres.

" 129—Mrs. Ella Loring Steele, 1622 State street, Harrisburg, Pa. Southern 5 acres of Tract No. 230.

" 130—Lawrence G. Mack, Dunkirk, N. Y. Tract No. 125, 10 acres.

" 131—Louis Drumm, 227 Fink street, Akron, O. Tract No. 252, 10 acres.

" 132—A. A. and Josephine L. Freeman, 3-4 Wallace Block, Erie, Pa. Tracts Nos. 285 and 296, 20 acres.

" 133—Ernest L. Clarke, Title Ins. Trust Co., Los Angeles, Cal. Tract No. 196, 10 acres.

" 134—William J. Stoops, McKinley, Isle of Pines. Northern 10.6 acres of Tracts Nos. 123 and 124.

" 135—Charles P. Funk, Masten Park High School, Buffalo, N. Y. Tracts Nos. 167, 168 and part of 155, 31 acres.

" 136—Mrs. Mary Smith-Flanigan, Dunkirk, N. Y. Tract No. 142, 10.9 acres.

" 137—William B. Boyd and Martha G. Boyd, Highland Falls, N. Y. Southern 14.2 acres of Tracts Nos. 123 and 124.

" 138—Charles W. Field, McKinley, Isle of Pines. Tract No. 77, 10 acres.

" 139—Mrs. Kittie S. Young, Miles avenue, Cleveland, O. Tract No. 103, 10 acres.

" 140—William W. Johnson, West Point, N. Y. Southern 17.1 acres of Tracts Nos. 82 and 83.

" 141—Willard C. Sanders, 583 Howard avenue, New Haven, Conn. Tract No. 304, 10 acres.

" 142—John G. Saxe, Jr., McKinley, Isle of Pines. Tract No. 113, 10 acres.

" 143—Emil E. Tolksdorff, McKinley, Isle of Pines. Tracts Nos. 271 and 282, 20 acres.

" 144—James A. Houser, 190 West Market street, Akron, O. Tract No. 253, 10 acres.

" 145—Fred W. Parsons, Duluth, Minn. Tracts Nos. 227, 228, 238 and 239, 44.5 acres.

" 146—Jay R. Fox, Castalia, O. Tract No. 70, 10 acres.

" 147—Albert E. French, 42 Wymore avenue, East Cleveland, O. Tract No. 84, 10 acres.

" 148—Samuel A. Neidhart, Marion, O. Tract No. 71, 10 acres.

" 149—Reuben H. Miller, 3333 Cherry street, Toledo, O. Tract 137, 10 acres.

" 150—Dr. Helen M. Miller, 9213 Howard avenue, S. E., Cleveland, O. Tract No. 130, 10 acres.

" 151—Thomas C. Macbeth, 619 Twenty-first street, Ogden, Utah. Tract No. 92, 10 acres.

" 152—Mrs. Nettie C. Gardner, 725 Rood avenue, Grand Junction, Col. Tract No. 165, 10 acres.

" 153—George E. Roberts, 109 East Ninth street, Erie, Pa. Tract No. 267, 10 acres.

" 154—Atwood E. Maddox, Collinwood, O. Tract No. 78, 10 acres.